

165.0

0002

0006.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
649,400 / 649,400  
649,400 / 649,400  
649,400 / 649,400

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 8  |        | SURRY RD, ARLINGTON   |

## OWNERSHIP

Unit #:

|          |                        |
|----------|------------------------|
| Owner 1: | YOUNG ADAM & JESSICA G |
| Owner 2: |                        |
| Owner 3: |                        |

Street 1: 8 SURRY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: BRADY MAUREEN ETAL TRUSTEES -

Owner 2: BARBARA A BRADY DECLARATION OF -

Street 1: 8 SURRY RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 2,668 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1850, having primarily Clapboard Exterior and 1887 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 2    | Above Stree |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

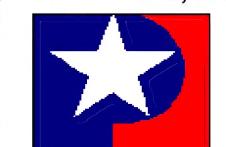
## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 2668        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.87 | 8     |             |           |        |   |        |   |        |   | 350,027         |           |   |           |        |      | 350,000   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code     | Land Size       | Building Value | Yard Items                     | Land Value | Total Value    | Legal Description |
|--------------|-----------------|----------------|--------------------------------|------------|----------------|-------------------|
| 101          | 2668.000        | 299,400        |                                | 350,000    | 649,400        |                   |
| Total Card   | 0.061           | 299,400        |                                | 350,000    | 649,400        | Entered Lot Size  |
| Total Parcel | 0.061           | 299,400        |                                | 350,000    | 649,400        | Total Land:       |
| Source:      | Market Adj Cost |                | Total Value per SQ unit /Card: | 344.14     | /Parcel: 344.1 | Land Unit Type:   |

|           |        |
|-----------|--------|
| User Acct | 109064 |
| GIS Ref   |        |
| GIS Ref   |        |
| Insp Date |        |
| 07/25/18  |        |



## USER DEFINED

|                |          |
|----------------|----------|
| Prior Id # 1:  | 109064   |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Date           | Time     |
| 12/11/20       | 02:48:48 |
| PRINT          |          |
| LAST REV       |          |
| Date           | Time     |
| 08/07/19       | 14:51:09 |
| apro           |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 299,400    | 0         | 2,668.    | 350,000    | 649,400     | 649,400       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 210,100    | 0         | 2,668.    | 350,000    | 560,100     | 560,100       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 210,100    | 0         | 2,668.    | 310,000    | 520,100     | 520,100       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 210,100    | 0         | 2,668.    | 260,000    | 470,100     | 470,100       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 210,100    | 0         | 2,668.    | 260,000    | 470,100     | 470,100       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 205,000    | 0         | 2,668.    | 225,000    | 430,000     | 430,000       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 205,000    | 0         | 2,668.    | 217,500    | 422,500     | 422,500       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 205,000    | 0         | 2,668.    | 207,000    | 412,000     | 412,000       |               | 12/13/2012 |

Parcel ID 165.0-0002-0006.A

!12759!

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code   | Sale Price | V  | Tst | Verif | Notes                        |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|------------------------------|
| BRADY MAUREEN E | 71352-113 | 1    | 7/20/2018 |             | 680,000    | No | No  |       |                              |
| BRADY BARBARA A | 55229-485 |      | 8/24/2010 | Convenience |            | 10 | No  | No    | Barbara A Brady dod 11/17/17 |
|                 | 9205-21   |      | 1/1/1901  | Family      |            | No | No  | N     |                              |

## PAT ACCT.

12759

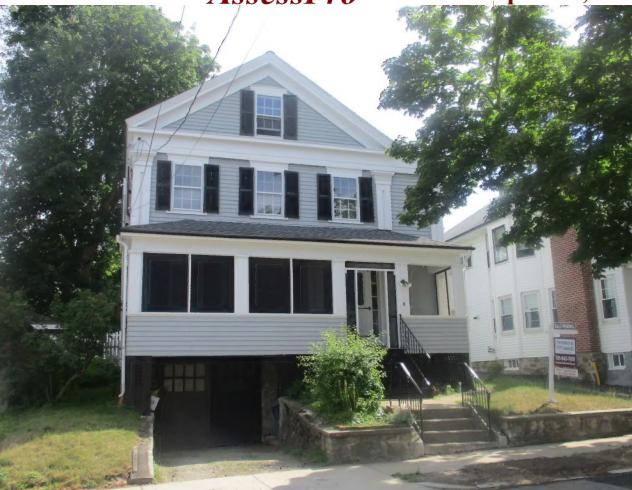
## BUILDING PERMITS

| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|---------|
| 11/27/2018 | 1776   | Insulate | 6,700  | C   |            |          |            |         |
| 3/27/2018  | 319    | Re-Roof  | 10,350 | C   |            |          |            |         |

## ACTIVITY INFORMATION

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 7/25/2018  | MEAS&NOTICE  | CC  | Chris C |
| 10/27/2008 | Meas/Inspect | 163 | PATRIOT |
| 2/1/2000   | Inspected    | 276 | PATRIOT |
| 12/21/1999 | Mailer Sent  |     |         |
| 12/3/1999  | Measured     | 270 | PATRIOT |
| 7/15/1993  |              | KT  |         |

Sign: VERIFICATION OF VISIT NOT DATA / / /

|                                 |                 |   |     |                           |                   |      |     |                         |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
|---------------------------------|-----------------|---|-----|---------------------------|-------------------|------|-----|-------------------------|--------------|-------------------------|----------|----------------------|------|-------|------------|------------------------------------|---|--------------|-----------|-----------|--|----------|--------|---------|--------|----|-------|--|--|--|--|--|--|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                 |   |     | <b>BATH FEATURES</b>      |                   |      |     | <b>COMMENTS</b>         |              |                         |          | <b>SKETCH</b>        |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Type: 6                         | - Colonial      |   |     | Full Bath: 1              | Rating: Fair      |      |     |                         |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Sty Ht: 2A                      | - 2 Sty +Attic  |   |     | A Bath: 1                 | Rating:           |      |     |                         |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| (Liv) Units: 1                  | Total: 1        |   |     | 3/4 Bath: 1               | Rating: Average   |      |     |                         |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Foundation: 3                   | - BrickorStone  |   |     | A 3QBth:                  | Rating:           |      |     |                         |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Frame: 1                        | - Wood          |   |     | 1/2 Bath: 1               | Rating:           |      |     |                         |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Prime Wall: 2                   | - Clapboard     |   |     | A HBth: 1                 | Rating:           |      |     |                         |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Sec Wall: 1                     | %               |   |     | OthrFix: 1                | Rating:           |      |     |                         |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Roof Struct: 1                  | - Gable         |   |     | <b>OTHER FEATURES</b>     |                   |      |     | <b>RESIDENTIAL GRID</b> |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Roof Cover: 1                   | - Asphalt Shgl  |   |     | Kits: 1                   | Rating: Fair      |      |     | 1st Res Grid            | Desc: Line 1 |                         |          |                      |      |       |            | # Units: 1                         |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Color: GRAY                     |                 |   |     | A Kits: 1                 | Rating:           |      |     | Level                   | FY           | LR                      | DR       |                      |      |       |            | D                                  | K   | FR           | RR        | BR        | FB                                       | HB       | L      | O       |        |    |       |  |  |  |  |  |  |  |  |  |  |
| View / Desir:                   |                 |   |     | Fpl: 2                    | Rating: Average   |      |     | Other                   |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| <b>GENERAL INFORMATION</b>      |                 |   |     | WSFlue: 1                 | Rating:           |      |     | Upper                   |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Grade: C                        | - Average       |   |     | <b>CONDOS INFORMATION</b> |                   |      |     | Lvl 2                   |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Year Blt: 1850                  | Eff Yr Blt:     |   |     | Location: 1               |                   |      |     | Lvl 1                   |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Alt LUC:                        | Alt %:          |   |     | Total Units: 1            |                   |      |     | Lower                   |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Jurisdct:                       | Fact: .         |   |     | Floor: 1                  |                   |      |     | Totals                  | RMs: 6       | BRs: 3                  | Baths: 1 | HB                   |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Const Mod:                      |                 |   |     | % Own: 1                  |                   |      |     | <b>REMODELING</b>       |              |                         |          | <b>RES BREAKDOWN</b> |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Lump Sum Adj:                   |                 |   |     | Name: 1                   |                   |      |     | Exterior:               | No Unit      | RMS                     | BRS      | FL                   |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                 |   |     | Phys Cond: AG             | - Avg-Good        |      |     | Interior:               | 1            | 6                       | 3        |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Avg Ht/FL: STD                  |                 |   |     | Functional: 1             | %                 |      |     | Additions:              |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Prim Int Wall: 2                | - Plaster       |   |     | Economic: 1               | %                 |      |     | Kitchen:                |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Sec Int Wall: 1                 | %               |   |     | Special: 1                | %                 |      |     | Baths:                  |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Partition: T                    | - Typical       |   |     | Override: 1               | %                 |      |     | Plumbing:               |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Prim Floors: 3                  | - Hardwood      |   |     | Total: 26.4               |                   |      |     | Electric:               |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Sec Floors: 1                   | %               |   |     | <b>CALC SUMMARY</b>       |                   |      |     | Heating:                |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Bsmnt Flr: 12                   | - Concrete      |   |     | <b>COMPARABLE SALES</b>   |                   |      |     | General:                |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Subfloor:                       |                 |   |     | Basic \$ / SQ: 125.00     |                   |      |     | <b>Rate</b>             |              |                         |          | Parcel ID            | Typ  | Date  | Sale Price |                                    | <b>SUB AREA</b>   |              |           |           | <b>SUB AREA DETAIL</b>                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Bsmnt Gar: 1                    |                 |   |     | Size Adj: 1.27351546      |                   |      |     |                         |              |                         |          |                      |      |       |            |                                    | Code  | Description  | Area - SQ | Rate - AV | Undepr Value                             | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |  |  |  |  |  |  |  |  |  |  |
| Electric: 3                     | - Typical       |   |     | Const Adj: 0.98990101     |                   |      |     |                         |              |                         |          |                      |      |       |            |                                    | FFL   | First Floor  | 872       | 157.580   | 137,411                                  | UAT      | 100    | FLA     | 100    | F  |       |  |  |  |  |  |  |  |  |  |  |
| Insulation: 2                   | - Typical       |   |     | Adj \$ / SQ: 157.582      |                   |      |     |                         |              |                         |          |                      |      |       |            |                                    | BMT   | Basement     | 812       | 47.270    | 38,387                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Int vs Ext: S                   |                 |   |     | Other Features: 81250     |                   |      |     |                         |              |                         |          |                      |      |       |            |                                    | SFL   | Second Floor | 812       | 157.580   | 127,956                                  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Heat Fuel: 2                    | - Gas           |   |     | Grade Factor: 1.00        |                   |      |     |                         |              |                         |          |                      |      |       |            |                                    | UAT   | Upper Attic  | 203       | 88.250    | 17,914                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Heat Type: 5                    | - Steam         |   |     | NBHD Inf: 1.00000000      |                   |      |     |                         |              |                         |          |                      |      |       |            |                                    | OSP   | Screen Porch | 112       | 34.010    | 3,809                                    |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| # Heat Sys: 1                   |                 |   |     | NBHD Mod: 1               |                   |      |     |                         |              |                         |          |                      |      |       |            |                                    | Net Sketched Area: 2,811  |              |           |           | Total: 325,477                           |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| % Heated: 100                   |                 |   |     | LUC Factor: 1.00          |                   |      |     |                         |              |                         |          |                      |      |       |            |                                    | Size Ad   | 1684         | Gross Are | 3420      | FinArea                                  | 1887     |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Solar HW: NO                    | Central Vac: NO |   |     | Adj Total: 406727         |                   |      |     |                         |              |                         |          |                      |      |       |            |                                    | <b>IMAGE</b>  |              |           |           | <b>AssessPro Patriot Properties, Inc</b> |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| % Com Wall:                     | % Sprinkled:    |   |     | Depreciation: 107376      |                   |      |     |                         |              |                         |          |                      |      |       |            |                                    |  |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
|                                 |                 |   |     | Depreciated Total: 299351 |                   |      |     |                         |              |                         |          |                      |      |       |            |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| <b>MOBILE HOME</b>              |                 |   |     | Make: 1                   |                   |      |     | Model: 1                |              |                         |          | Serial #: 1          |      |       |            | Year: 1                            |   |              |           | Color: 1  |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                 |   |     |                           |                   |      |     |                         |              |                         |          |                      |      |       |            | <b>PARCEL ID</b> 165.0-0002-0006.A |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| Code                            | Description     | A | Y/S | Qty                       | Size/Dim          | Qual | Con | Year                    | Unit Price   | D/S                     | Dep      | LUC                  | Fact | NB Fa | Appr Value | JCod                               | JFact   | Juris. Value |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |
| More: N                         |                 |   |     |                           | Total Yard Items: |      |     |                         |              | Total Special Features: |          |                      |      |       | Total:     |                                    |   |              |           |           |  |          |        |         |        |    |       |  |  |  |  |  |  |  |  |  |  |